



Howard County

Department of Planning and Zoning

Subject: *Covered Bill No. 2 - 2010 (General Plan 2000 PSA Amendment 2010-1)*

To: Lonnie R. Robbins, Chief Administrative Officer

From: Marsha S. McLaughlin, Director
Department of Planning and Zoning

Date: February 18, 2010

The Department of Planning and Zoning supports Council Bill No. 2 2010 which proposes to amend *General Plan 2000* by adjusting the Planned Service Area boundary of the Master Plan for Water and Sewerage to include approximately 221.1 acres of the historic Doughoregan property located south of Frederick Road (MD Route 144) and just west of the Kiwanis-Wallis Park, in Ellicott City, Howard County, Maryland.

The proposed expansion of the Planned Service Area was requested by Doughoregan's owners, Camilla Carroll and Philip D. Carroll. It is an important part of a comprehensive, multi-part strategy for the preservation of Doughoregan Manor, a unique National Historic Landmark property. The strategy for preservation of Doughoregan Manor includes preserving approximately 500 acres by permanent agricultural land preservation easement, donating 34 acres to the Kiwanis-Wallis Park, rezoning a portion of the property to be R-ED, and preserving the 90-acre historic core that includes the manor house and historic outbuildings.

The proposed request for a Planned Service Area boundary adjustment is consistent with criteria for expansion of the PSA set forth in *General Plan 2000*. The petition is part of a proposed rezoning, which is consistent with *General Plan 2000* and with Smart Growth policies to promote cluster development and minimize the adverse impacts on historic and agricultural resources as well as to increase public open space, in this case, at Kiwanis-Wallis Park.

Amendment of the Planned Service Area boundary has no immediate fiscal impact to the County budget. If the related rezoning is approved and that portion of the property is developed, the associated tax revenue is anticipated to cover the cost of supporting County services.

Thank you.

c: Jennifer Sager, Legislative Coordinator
William Mackey